



January 8, 2014

ASSOCIATION NEWSLETTER

2014 BUDGET ENCLOSED; FEES REMAINING THE SAME

Enclosed is your copy of the 2014 Budget with actual year-end amounts. As you can see, the Budget calls for the fee to remain at...

\$380/month

If you would like to sign up for the auto pay program, a free service that deducts the assoc fee from your checking account, please call the number below.

ANNUAL MEETING PLANNED FOR JAN 9, 2014 (6PM) PROXY SENT

The Annual Membership Meeting is planned for **January 9, 2014, at 6PM, at the Goleta Valley Center (5679 Hollister Ave, Goleta)**. A formal notice was included in the last 2 mailings. Please mark your calendar and plan to attend. If you have not done so, please sign the bottom part (proxy) and return it to the address below. A self-addressed-stamped envelope was included for your convenience. You may fax it to the Association at 805-682-4341 or scan and email it to JamesN@Bartlein.com. There will be 3 positions, for 2 year-term each, on the Board available. If you are interested in serving, please have someone nominate you at the Meeting or you may nominate yourself. If the Assoc has more than 3 candidates, a secret ballot must be sent.

RED PONTIAC G6 WITH EXPIRED PLATE TO BE TOWED

MID-MONTH IF NOT REGISTERED

There is a red Pontiac G6, parked in Phase 3 Parking lot that has expired registration (CA #6YEU807). See attached photos. It has been tagged at least a couple of times. This vehicle will be towed at the vehicle's owner's expense within the next week if the registration is not brought current. There will be no more warning. If you own (or know the owner of this vehicle), please immediately take care of this situation. Thank you.

EUC TREES TO BE TREATED

As part of the on-going maintenance program, the eucalyptus trees will be fertilized and treated sometime in January. These treatments will help the trees to stay healthy and possibly fight off any infestation.

CLOGGED MAIN LINES ARE OFTEN PREVENTABLE

In the last several months, a couple of buildings have had their main sewer line clogged. Often times, the clog was not due to roots but due to baby wipes, paper towel or feminine products that were flushed down the toilet. Unfortunately, those who live on the bottom floor units often suffer from these backups. Please do not flush foreign items down the toilet. Thank you.

ASSOCIATION WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Mr. D. Washburn.

DEHUMIDIFIERS SUGGESTED

In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door/windows open for fresh air.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, January 9, 2014**, at 6PMish, right after the Annual Meeting, at Goleta Valley Center (5679 Hollister Ave., Goleta). Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is posted at the mailbox area and/or on the website at least 41 days before.

**FROM YOUR BOARD AND ALL OF US
AT BARTLEIN & COMPANY, INC.**

HAPPY NEW YEAR!!!

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